LOT 25
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

BRITTON CHRISTOPHER/SAYRE AUTUMN
96732 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0025-0000

BUILDING CHARACTERISTICS

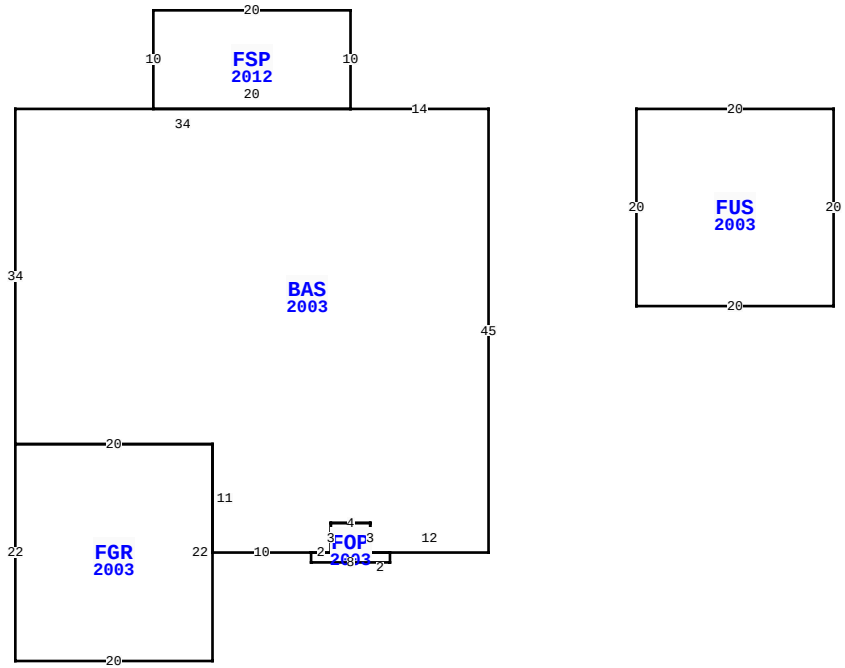
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2003	1,928	228,155
FGR	440	55	2003	242	28,638
FOP	20	30	2003	6	710
FSP	200	40	2012	80	9,467
FUS	400	100	2003	400	47,335
TOTALS	2,988			2,656	314,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,656	95.4720	132.71	352,478	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2024 Heated Area: 2328 HX Base Yr



96732 ARRIGO BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		399,305
SOH/AGL Deduction		0
ASSESSED VALUE		399,305
TOTAL EXEMPTION VALUE	13	399,305
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		399,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310790	NEW CONSTR	163,247	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2677/472	11/01/2023	WD	Q	I	01	435,000
GRANTOR: BURROUGHS JOHN T						
GRANTEE: BRITTON CHRISTOPHER						
2677/467	10/25/2023	QC	U	I	11	100
GRANTOR: BURROUGHS BLAINE ASHL						
GRANTEE: BURROUGHS JOHN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2012] N10 W20 S10 E20 $ W34 S34
FGR=[YR=2003] S22 E20 N22 W20 $ E20 S11 E10 FOP=[YR=2003]
S1 E8 N1 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E12 N45 $ PTR= E15
FUS=[YR=2003] E20 S20 W20 N20 $ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS